

Rough Way Commercial Land

Clubhouse Lane & Rough Way | Lebanon, OH | 45036

Henkle Schueler

Est. 1935

CORFAC
International



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Warren	Land	Commercial	1.141 Acres	Call for Details

Property & Location Highlights:

- Flat terrain
- Strong surrounding demographics
- Located at the entrance of Lebanon's Historic Downtown Community
- Centrally-located between I-71 & I-75
- Traditions at Lebanon Assisted Living development under construction just to the north

For more information, contact:



Henkle Schueler
CORFAC
International

Mike Lovell

Commercial Sales Associate

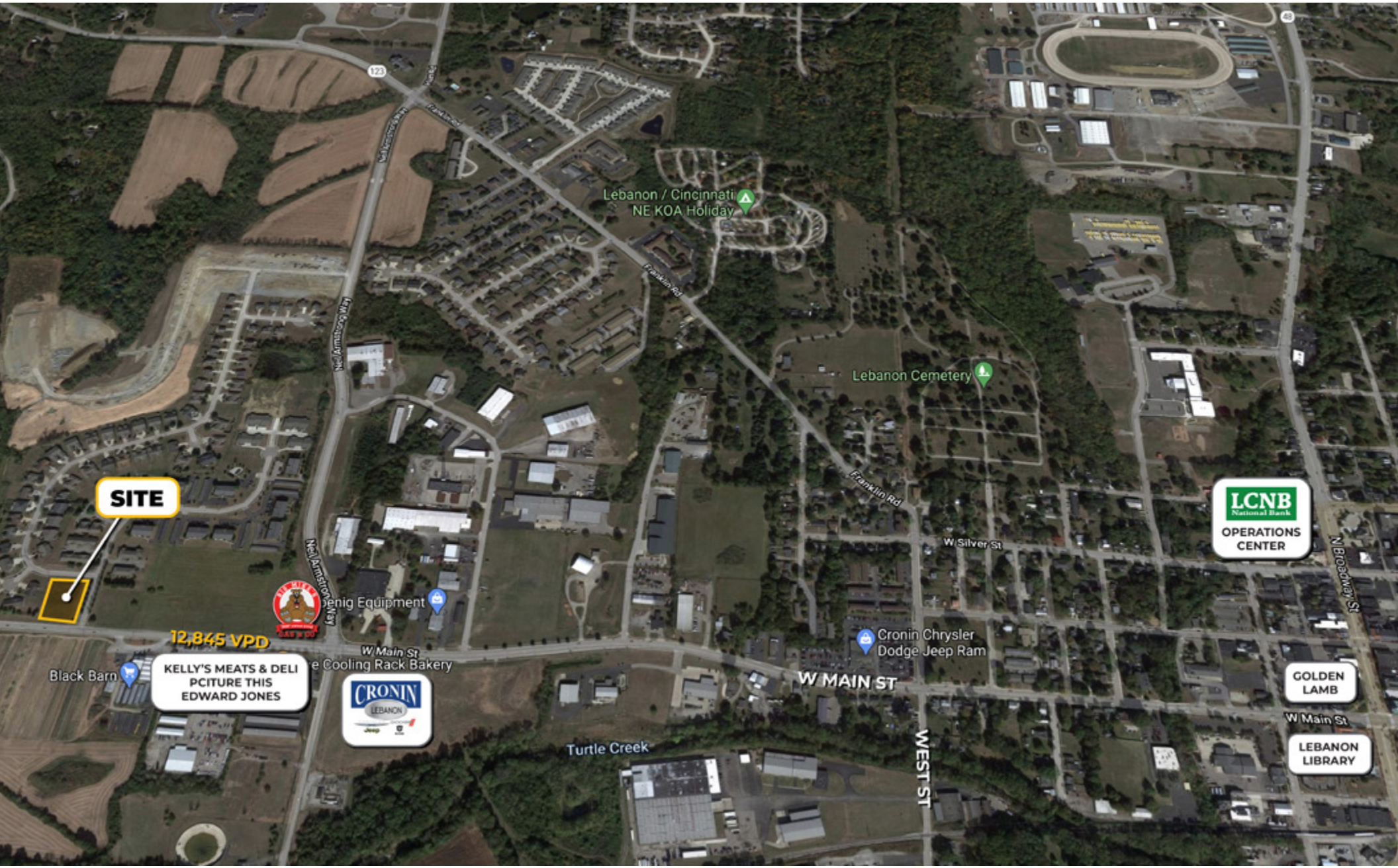
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3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

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Radius	1 Mile	5 Mile	10 Mile
Population			
2027 Projection	4,564	51,191	284,774
2022 Estimate	4,187	47,171	264,758
2010 Census	3,714	42,022	235,197
Growth 2022 - 2027	9.00%	8.52%	7.56%
Growth 2010 - 2022	12.74%	12.25%	12.57%
2022 Population by Hispanic Origin	385	1,644	8,959
2022 Population	4,187	47,171	264,758
White	3,900 93.15%	41,633 88.26%	229,412 86.65%
Black	104 2.48%	3,521 7.46%	13,508 5.10%
Am. Indian & Alaskan	23 0.55%	138 0.29%	562 0.21%
Asian	59 1.41%	946 2.01%	15,546 5.87%
Hawaiian & Pacific Island	6 0.14%	21 0.04%	229 0.09%
Other	96 2.29%	913 1.94%	5,501 2.08%
U.S. Armed Forces	0	0	245
Households			
2027 Projection	1,759	17,513	104,049
2022 Estimate	1,613	16,001	96,629
2010 Census	1,425	13,799	85,540
Growth 2022 - 2027	9.05%	9.45%	7.68%
Growth 2010 - 2022	13.19%	15.96%	12.96%
Owner Occupied	834 51.70%	11,395 71.21%	74,577 77.18%
Renter Occupied	779 48.30%	4,606 28.79%	22,052 22.82%
2022 Households by HH Income			
Income: <\$25,000	253 15.69%	1,790 11.19%	9,727 10.07%
Income: \$25,000 - \$50,000	255 15.81%	2,559 15.99%	14,197 14.69%
Income: \$50,000 - \$75,000	345 21.39%	3,342 20.88%	16,456 17.03%
Income: \$75,000 - \$100,000	295 18.29%	2,072 12.95%	13,907 14.39%
Income: \$100,000 - \$125,000	169 10.48%	1,818 11.36%	11,044 11.43%
Income: \$125,000 - \$150,000	98 6.08%	978 6.11%	6,774 7.01%
Income: \$150,000 - \$200,000	88 5.46%	1,645 10.28%	11,112 11.50%
Income: \$200,000+	110 6.82%	1,798 11.24%	13,414 13.88%
2022 Avg Household Income	\$88,417	\$106,069	\$115,942
2022 Med Household Income	\$71,580	\$78,740	\$89,265

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	255	2,245	9
Retail & Wholesale Trade	34	313	9
Hospitality & Food Service	9	121	13
Real Estate, Renting, Leasing	7	15	2
Finance & Insurance	23	70	3
Information	4	36	9
Scientific & Technology Services	20	86	4
Management of Companies	0	0	0
Health Care & Social Assistance	23	228	10
Educational Services	5	226	45
Public Administration & Sales	19	476	25
Arts, Entertainment, Recreation	2	11	6
Utilities & Waste Management	21	83	4
Construction	40	244	6
Manufacturing	13	220	17
Agriculture, Mining, Fishing	0	0	0
Other Services	35	116	3

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